



Residential Zoning Districts

Article III

Fort Mill Unified Development Ordinance



Section 3.1 Purpose

- A. **R-25, Low Density Single Family District.** The R-25 low density single family zoning district is established primarily for the purpose of providing opportunities for residential development generally at the periphery of the community and in locations where natural features pose limitations on layout and density, making them more conducive to larger lot subdivisions. Densities in this district will be less than 2 units per acre.
- B. **R-10, Low/Moderate Density Single Family District.** The R-10 low/moderate density single family zoning district is intended to create cohesive, single family, walkable neighborhoods at a density of approximately four units per acre. This district should be established in locations near the downtown core, schools and/or the bypass to facilitate pedestrian and cycling opportunities.
- C. **R-5, Moderate Density Single Family District.** The R-5 moderate density single family residential district encourages the development of concentrated neighborhoods where densities will allow development that is more affordable and may support transit service in the future. These are walkable, cohesive neighborhoods in proximity to shopping and community amenities. In this district, densities may approximate up to eight units per acre.
- D. **RT- 8, Medium Density Residential District.** The RT-8 medium density residential district is established to offer housing options consistent with the walkable, neighborhood character intended for the single family districts. It allows for a variety of lifestyle choices within attached and detached single family dwellings in a medium density environment of up to eight units per acre.
- E. **RM-12, High Density Residential District.** The RM-12 high density residential district is intended to provide a full range of housing choice at higher densities than other residential districts. In addition to attached and detached single family dwellings, this district also permits multiple family dwellings. Densities up to 12 units per acre are permitted in order to promote economically viable development on infill and redevelopment sites. The district may also be established as a transition zone between lower density residential districts and nonresidential districts or uses.

Section 3.2 Schedule of Uses

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 3-2 may be used for the purposes denoted by the following abbreviations:

- A. **Permitted Use (P).** Land and/or buildings with this designation may be used for these purposes by right.
- B. **Conditional Use (C).** Land and/or buildings with this designation may be used for these purposes if conditional approval is granted by the planning commission upon a finding that all applicable requirements in [Article VIII](#) are satisfied.
- C. **Specific Conditions.** Indicates that conditions related to the specific use must be satisfied in addition to the general criteria of [Article VIII, Section ***](#).

Table 3-2, Schedule of Use, Residential Districts

Uses	Residential Districts					Specific Conditions
	R-25	R-15	R-5	RT-8	RM-12	
Residential						
Attached single family dwelling				P	P	
Detached single family dwelling	P	P	P	P	P	
Manufactured home community/subdivision				C	C	Section ***
Multiple family dwelling					P	
Two family dwelling				P	P	
Bed and breakfast	C			C	C	Section ***
Boarding house					C	Section ***

Table 3-2, Schedule of Use, Residential Districts

Uses	Residential Districts					Specific Conditions
	R-25	R-15	R-5	RT-8	RM-12	
Group dwellings					P	
Public or private care homes					C	Section ***
Retirement community					C	Section ***
Recreation and Leisure						
Golf courses/country clubs	C	C	C	C	C	Section ***
Private noncommercial recreation	C	C	C	C	C	Section ***
Public parks/playgrounds	P	P	P	P	P	
Public/Quasi-Public						
Cemeteries	C	C	C	C	C	Section ***
Colleges/universities (including student housing)					C	Section ***
Day care facilities	C	C	C	C	C	Section ***
Government buildings and facilities	P	P	P	P	P	
Places of worship	C	C	C	C	C	Section ***
Pre-school nursery			C	C	C	Section ***
Schools (K-12)	C	C	C	C	C	Section ***
Utility substation or subinstallation, incl. water towers	C	C	C	C	C	Section ***
Accessory Uses						
Accessory dwelling units	C	C				Section ***
Accessory uses and structures	P	P	P	P	P	
Community or neighborhood activity uses such as sales/rental office, fitness center, swimming pool, club house, and off-street parking	P	P	P	P	P	
Home occupations	P	P	P	P	P	
Other Uses						
Uses of the same nature or class as uses listed in this district but not listed elsewhere in this ordinance, in accordance with the criteria specified in Section*** .	P/C					See Section ***

Section 3.3 Area, Height and Placement Requirements

All lots and buildings shall meet the minimum area and width requirements listed below in Table 3-3 for the corresponding district requirements. New lots shall not be created, except in conformance with these requirements. In addition, all structures and their placement on a lot shall conform to the minimum dimensional requirements listed for the respective districts.

Table 3-3, Schedule of Area, Height and Placement Requirements

Requirements		Residential Districts				
		R-25	R-15	R-5	RT-8	RM-12
Lot Area, Width and Density						
Lot area	Minimum sq. ft.	20,000	10,000	4,000	-	-
	Average sq. ft.	25,000	15,000	5,000		
Lot width	Minimum ft.	100	80	40	-	-
	Average ft.	125	100	50		
Density (maximum units/gross acre)		1.7	2.9	8	8	12
Setbacks (minimum ft.)						

Table 3-3, Schedule of Area, Height and Placement Requirements

Requirements	Residential Districts				
	R-25	R-15	R-5	RT-8	RM-12
Front	50 ¹	35 ¹	10 ¹	-	-
Rear	50	35	15	-	-
Side (interior)	20	10	5	²	²
Side (street)	50	35	15	-	-
Height and Coverage (maximum)					
Building coverage (%)	30	35	40	45	60
Impervious surface coverage (%)	35	40	45	55	70
Height (ft./stories)	35/2 ½	35/2 ½	35/2 ½	35/2 ½	-
Floor Area (minimum sq. ft.)					
Total ³	1,500	1,200	1,000	1,000	1,000
Ground level ³	1,000	850	600	600	600
One-bedroom ⁴	-	-	-	750	750
Two-bedroom ⁴	-	-	-	900	900
Three-bedroom ⁴	-	-	-	1050	1050
Additional bedrooms > 3 ⁴	-	-	-	150/addl. bedroom	150/addl. bedroom

Insert Setback diagrams

Insert Setback diagrams

Insert Setback diagrams

Section 3.4 Site Development Requirements

In addition to the requirements of this article, all development in the residential districts shall meet the applicable requirements as listed elsewhere in this ordinance.

- A. Overlay Zone Requirements, see Article VII
- B. Conditional Use Requirements, see Article VIII
- C. General Provisions, see Article IX
- D. Parking and Loading, see Article X
- E. Landscaping, Buffering and Tree Preservation, see Article XI
- F. Building Design and Material Requirements, see Article XII
- G. Signs, see Article XIII

Insert average front setback graphic per footnote 1

¹ In the R-25, R-15 and R-5 Districts, if 40 percent or more of all lots on one side of a street between two intersecting streets contain a principal building, the minimum required front yard setback shall be the average of the front yards established by the principal building located on lots on the same side of the street within the same block that are within 200 feet in each direction from the subject property (not including corner lots where the front setback is on the intersecting street). However, if this average results in a setback that is greater than the established front yard setbacks on both lots adjacent to the subject property, the required setback shall be the average of the established setback of the two adjacent lots.

² Minimum 25 ft. between ends of contiguous buildings within a development.

³ Applies to single family detached dwellings.

⁴ Applies to two-family, attached single family and multiple family dwellings.



- H. Development Plan Review, see Article XIV
- I. Stormwater Management and Sedimentation Control, see Article XV
- J. Subdivision Regulations, see Part V

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